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10  
11 **UNITED STATES DISTRICT COURT**  
12 **CENTRAL DISTRICT OF CALIFORNIA**  
13 **WESTERN DIVISION**

14 AMANDA HILL, individually and on  
15 behalf of all others similarly situated,

16 Plaintiff,

17 v.

18 QUICKEN LOANS INC.,

19 Defendant.

Case No. 5:19-cv-00163-FMO-SP

**MEMORANDUM IN SUPPORT OF  
QUICKEN LOANS INC.'S MOTION  
TO STAY PROCEEDINGS**

Date: April 25, 2019  
Time: 10:00 a.m.  
Courtroom: 6D  
Judge: Hon. Fernando M. Olguin  
350 W. 1st Street, 6th Floor,  
Los Angeles, CA 90012

Filed concurrently with:

1. Notice of Motion and Motion;
2. Request for Judicial Notice; and
3. Proposed Order

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**MEMORANDUM OF POINTS AND AUTHORITIES**

**INTRODUCTION**

Plaintiff Amanda Hill (“Plaintiff” or “Hill”) filed this putative class action alleging that she received unwanted text messages from Quicken Loans in violation of the cellphone and do-not-call provisions of the TCPA, 47 U.S.C. § 227(b), on January 28, 2019. Hill seeks to represent three classes: (1) a nationwide class of “all persons” who received text messages from Quicken Loans since January 2015 (the “ATDS Class”); (2) a nationwide class of “all persons” who received text messages from Quicken Loans since January 2015 after having previously responded “STOP” to one of more such text messages (the “STOP Class”); and (3) a nationwide class of “all persons” who received more than one text message from Quicken Loans in a 12-month period more than 30 days after registering their telephone number on the National Do Not Call Registry (the “DNC Class”). This Court should exercise its discretion to stay this action under the well-recognized first-filed doctrine.

Plaintiff’s putative, nationwide class action is duplicative of and subsumed within two earlier-filed class actions pending in the Middle District of Florida and the District of Minnesota. The first case—the *Hackett* Action—asserts the same TCPA cellphone provision claim on behalf of the same group of putative class members in the ATDS Class, over the same time period as this case. The *Hackett* Action was filed six weeks before this lawsuit, and so is proceeding ahead of this case and is already into discovery. The second case—the *Hyde* Action—asserts the same TCPA cellphone provision claim on behalf of the group of putative class members in the STOP Class, over the same time period as this case. The *Hyde* Action was filed the day before this lawsuit. Both the *Hackett* and *Hyde* cases purport to represent nationwide classes that would include Plaintiff as a class member if those cases were somehow certified (and they should not be).

These circumstances present a textbook case for application of the first-to-file rule, recognized in the Ninth Circuit as the appropriate vehicle to prevent

1 duplicative, inefficient, and potentially wasteful litigation. *Kohn Law Grp., Inc. v.*  
2 *Auto Parts Mfg. Miss., Inc.*, 787 F.3d 1237, 1240 (9th Cir. 2015). This rule makes  
3 practical sense: neither the Court nor the parties should be forced to spend time and  
4 resources litigating issues that will already be decided elsewhere. Quicken Loans  
5 has answered the complaint in the *Hackett* Action, a scheduling order has been  
6 entered by the Court, discovery is underway, and so the case likely will reach  
7 resolution of the class certification issue before this case. If both actions are  
8 allowed to proceed simultaneously, Quicken Loans and this Court will have to  
9 spend significant time and resources on duplicative fact discovery, expert discovery,  
10 and class certification briefing, only to run the risk that the same issues will be  
11 resolved entirely by, or inconsistently with, the *Hackett* Action. A similar danger  
12 exists in allowing this lawsuit to proceed when it asserts the same Stop Class  
13 allegations as asserted in the *Hyde* case. Indeed, the *Hyde* case expressly purports to  
14 encompass putative class members who received a text message from the same SMS  
15 code from which Hill allegedly received her text messages. A stay of this action  
16 will eliminate the real risks that *Hyde* and this case will result in conflicting and  
17 competing rulings, while preserving the rights of all parties. By contrast, a stay in  
18 this action will not prejudice Hill because, among other reasons, she is a putative  
19 member of the putative class in the *Hackett* Action and also a putative member of  
20 the putative class in the *Hyde* Action. This Court should, therefore, exercise its  
21 discretion and stay this action.

22 As for the third class alleged in this lawsuit—the DNC Class—its presence  
23 does not preclude applying the first-filed doctrine for two reasons. First, as shown  
24 in Quicken Loans Motion to Dismiss the Complaint, filed contemporaneously with  
25 this Motion to Stay, Hill’s claim premised upon an alleged violation of the TCPA  
26 do-not-call provision is meritless and rests upon a demonstrably false allegation.  
27 See Dkt. No. 14. This is because publicly-available (and judicially-noticeable)  
28 records demonstrate that Hill did not register her phone number on the National Do

1 Not Call Registry over thirty days before receiving any of the challenged texts. She  
2 thus has no DNC provision claim and cannot represent her proposed DNC class. *Id.*  
3 And, because she cannot, the putative DNC Class provides no basis for this Court to  
4 decline to stay the case—that putative class will fall out of the case with the  
5 dismissal of Plaintiff’s DNC provision claim. Second, even if that class somehow  
6 were allowed to proceed beyond the motion to dismiss stage, the first-filed doctrine  
7 does not require perfect overlap and can (and should) be applied even where the last  
8 filed action asserts an additional or different claim than the earlier actions. *See*  
9 *Meints v. Regis Corp.*, No. 09-2061, 2010 WL 625338, at \*3 (S.D. Cal. Feb. 16,  
10 2010).

## 11 **BACKGROUND**

### 12 **I. THE FIRST-FILED HACKETT ACTION**

13 On December 17, 2018, Plaintiff Bradley Hackett filed a class action  
14 complaint in the District Court for the Middle District of Florida alleging violations  
15 of the cellphone provision of the TCPA (47 U.S.C. § 227(b)(1)(A)(iii)). Quicken  
16 Loans filed a motion to dismiss for failure to state a claim on January 17, 2019.  
17 Rather than oppose Quicken Loans’ Motion, Hackett filed an amended complaint on  
18 January 31, 2019, asserting the same claims, on behalf of the same class, and for the  
19 same class period that he asserted in his original complaint. Specifically, Hackett  
20 alleges that Quicken Loans violated the cellphone provision of the TCPA by sending  
21 text messages to his cellphone using an ATDS without his consent. *Hackett FAC*  
22 ¶¶ 27–33 (attached as Exhibit 2 to the Request for Judicial Notice filed concurrently  
23 herewith). Hackett seeks to represent a putative class defined as:

- 24 (a) All persons in the United States; (b) who received any  
25 unsolicited text message from [Quicken Loans] or its agents; (c)  
26 On their cellular phones; (d) Through the use of any automatic  
27 telephone dialing system as set forth in 47 U.S.C.  
28 § 227(b)(1)(A)(3); (e) Which text message by [Quicken Loans]

1 or its agents were not made for emergency purposes; (f) or with  
2 the recipients' prior express consent; (g) within four years prior  
3 to the filing of this Complaint through the date of final  
4 approval.

5 *Id.* ¶ 36. The putative class period alleged in the *Hackett* Action is December 17,  
6 2014 to the present. *Id.* Hackett requests statutory damages of \$500 to \$1,500 for  
7 each alleged violation. *Hackett* FAC Prayer for Relief.

8 **II. THE HYDE ACTION**

9 On January 27, 2019, Plaintiff Gayle Hyde filed a class action complaint in  
10 the District Court for the District of Minnesota alleging violations of the cellphone  
11 provision of the TCPA (47 U.S.C. § 227(b)(1)(A)(iii)). Specifically, Hyde alleges  
12 that Quicken Loans violated the cellphone provision of the TCPA by sending text  
13 messages to her cellphone using an ATDS without her consent. *Hyde* Compl. ¶¶ 8–  
14 34 (attached as Exhibit 3 to the Request for Judicial Notice). Hyde seeks to  
15 represent a putative class defined as:

16 All persons within the United States who were sent any text  
17 message by [Quicken Loans] or its agent/s and/or employee/s  
18 using short code 262-93 to said person's cellular telephone  
19 made through the use of any automatic telephone dialing  
20 system, within the four years prior to the filing of the  
21 Complaint.

22 *Id.* ¶ 36. Hyde also seeks to represent a putative sub-class defined as:

23 All persons within the United States who were sent any text  
24 message by [Quicken Loans] or its agent/s and/or employee/s  
25 using short code 262-93 to said person's cellular telephone made  
26 through the use of any automatic telephone dialing system,  
27 following a written request to cease contacting their cellular  
28



1 telephone phone (e.g., through a “STOP” text message), within  
2 the four years prior to the filing of the Complaint.

3 *Id.* ¶ 37. The putative class period and sub-class period alleged in the *Hyde* Action  
4 is January 27, 2015 to the present. *Id.* ¶¶ 36-37. *Hyde* requests statutory damages  
5 of \$500 to \$1,500 for each alleged violation. *Hyde* Compl. Prayer for Relief.

6 **III. THE HILL ACTION**

7 On January 28, 2019, Hill filed a duplicative class action complaint in this  
8 Court also alleging violations of the cellphone provision of the TCPA (47 U.S.C.  
9 § 227(b)(1)(A)(iii)). Like Hackett and Hyde, Hill alleges that Quicken Loans  
10 violated the cellphone provision of the TCPA by sending text messages to her  
11 cellphone using an ATDS without her consent. *Hill* Compl. ¶¶ 12–25. Like  
12 Hackett, Hill purports to bring a claim for violation of the cellphone provision of the  
13 TCPA on behalf of herself and a putative class defined as people who received texts  
14 without their consent (the ATDS Class):

15 All persons within the United States to whom, between January  
16 28, 2015 and the present, one or more text message(s) promoting  
17 [Quicken Loans’] goods or services was delivered by [Quicken  
18 Loans] or an affiliate, subsidiary, or agent of [Quicken Loans],  
19 and who did not provide [Quicken Loans] prior express written  
20 consent to be sent such text message(s).

21 *Hill* Compl. ¶ 26. Like Hyde, Hill also purports to bring a claim for violation of the  
22 cellphone provision of the TCPA on behalf of herself and a putative class defined as  
23 people who received texts after having previously responding STOP to a Quicken  
24 Loans text (the STOP Class):

25 All persons in the United States who, between January 28, 2015  
26 and the present, received one or more text message(s) promoting  
27 the sale of [Quicken Loans’] goods or services sent by [Quicken  
28 Loans] or an affiliate, subsidiary, or agent of [Quicken Loans],

1 after having previously responded “STOP” to one or more such  
2 text message(s).

3 *Hill* Compl. ¶ 27. Moreover, Hill alleges that she received text messages from the  
4 same SMS code (262-93) at issue in *Hyde*. *Hill* Compl. ¶¶ 13-14. Both of the  
5 putative classes alleged in this case are subsumed by the earlier filed class action  
6 complaints in *Hyde* and *Hackett*. The putative class period alleged in this action is  
7 similar to the class periods alleged in *Hackett* and *Hyde*—January 28, 2015 through  
8 January 28, 2019. *Hill* Compl. ¶¶ 26-27. Again, like *Hackett* and *Hyde*, Hill  
9 requests statutory damages of \$500 to \$1,500 for each alleged violation. *Hill*  
10 Compl. Prayer for Relief.

## 11 ARGUMENT

### 12 I. LEGAL STANDARD.

13 “[T]he power to stay proceedings is incidental to the power inherent in every  
14 court to control the disposition of the causes on its docket with economy of time and  
15 effort for itself, for counsel, and for litigants.” *Landis v. N. Am. Co.*, 299 U.S. 248,  
16 254 (1936); *Leyva v. Certified Grocers of Cal., Ltd.*, 593 F.2d 857, 864 (9th Cir.  
17 1979). In determining whether a stay is appropriate based upon the existence of  
18 other similar proceedings, a district court must weigh “the competing interests  
19 which will be affected by the granting or refusal to grant a stay . . . .” *Lockyer v.*  
20 *Mirant Corp.*, 398 F.3d 1098, 1110 (9th Cir. 2005) (internal quotations omitted).  
21 The competing interests to be considered are:

22 (1) the possible damage or harm to the non-moving party which  
23 may result from granting a stay; (2) the hardship or inequity the  
24 moving party may suffer in being required to go forward with the  
25 case if the request for a stay is denied; and (3) ‘the orderly course  
26 of justice measured in terms of the simplifying or complicating  
27 of issues, proof, and questions of law which could be expected to  
28 result from a stay.’

1 *Upaid Sys., Ltd. v. Cleandan*, No. 18-00619, 2018 WL 5279567, at \*1 (C.D. Cal.  
2 July 25, 2018) (Birotte, J.) (quoting *Lockyer*, 398 F.3d at 1110).

3 **II. THE COURT SHOULD STAY THIS ACTION UNDER THE FIRST-FILED RULE.**

4 The “first to file” rule is a “generally recognized doctrine of federal comity  
5 which permits a district court to decline jurisdiction over an action when a  
6 complaint involving the same parties and issues has already been filed in another  
7 district.” *Pacesetter Sys. v. Medtronic, Inc.*, 678 F.2d 93, 94–95 (9th Cir. 1982). A  
8 court has discretion to transfer, stay, or dismiss a later-filed action under this rule,  
9 after considering: (1) the chronology of the lawsuits; (2) the similarity of the parties;  
10 and (3) the similarity of the issues. *Kohn Law Grp.*, 787 F.3d at 1240; *Alltrade, Inc.*  
11 *v. Uniweld Prods., Inc.*, 946 F.2d 622, 623 (9th Cir. 1991). This rule serves the  
12 important “purpose of promoting efficiency well,” *Alltrade*, 946 F.2d at 625  
13 (internal quotations omitted), and should be applied so as to “maximize economy,  
14 consistency, and comity.” *Kohn Law Grp.*, 787 F.3d at 1240 (internal quotations  
15 omitted). The Ninth Circuit has cautioned that the rule “should not be disregarded  
16 lightly.” *Alltrade*, 946 F.2d at 625 (internal quotations omitted).

17 Here, all three criteria are easily satisfied, and a stay is the appropriate  
18 resolution because “proceeding with the [*Hill*] action while the [*Hackett* and *Hyde*]  
19 action[s] await[] class certification will not promote efficiency, will not conserve  
20 judicial resources, and may produce conflicting opinions.” *Clardy v. Pinnacle*  
21 *Foods Grp., LLC*, No. 16-4385, 2017 WL 57310, at \*4 (N.D. Cal. Jan. 5, 2017).

22 **A. THE *HACKETT* ACTION AND *HYDE* ACTION WERE FILED FIRST.**

23 There can be no doubt that the first factor—the chronology of the cases—  
24 weighs in favor of a stay. All that is required to satisfy this factor is that “the case in  
25 question was filed later,” no matter the length of time between the first and second  
26 action and “regardless of whether the plaintiff later amends the complaint.” *De La*  
27 *Cruz v. Target Corp.*, No. 18-0867, 2018 WL 3817950, at \*2 (S.D. Cal. Aug. 8,  
28 2018) (internal quotations omitted); *Hilton v. Apple Inc.*, No. 13-2167, 2013 WL

1 5487317 (N.D. Cal. Oct. 1, 2013). The *Hackett* Action was filed first, on December  
2 17, 2018, six weeks before the complaint here. *See Hackett Compl.* (attached as  
3 Exhibit 1 to the Request for Judicial Notice). The *Hyde* Action was the next case  
4 filed, on January 27, 2019. *Hyde Compl.* And the present action was filed last, on  
5 January 28, 2019.

6 **B. *HACKETT, HYDE, AND HILL INVOLVE SUBSTANTIALLY SIMILAR***  
7 ***PARTIES.***

8 It is also beyond dispute that the *Hackett* and *Hill* Actions involve  
9 substantially similar parties. The first-to-file rule does not require “exact identity of  
10 the parties.” *Kohn Law Grp., Inc.*, 787 F.3d at 1240. Rather, all that is needed is  
11 “substantial similarity of parties.” *Id.* For the first-filed rule “in a class action, the  
12 court compares the classes, not the class representatives.” *Clardy*, 2017 WL 57310  
13 at \*2. Courts in this Circuit routinely apply the first-to-file rule to overlapping class  
14 actions. *See, e.g., De La Cruz*, 2018 WL 3817950; *Wenokur v. AXA Equitable Life*  
15 *Ins. Co.*, No. 17-0165, 2017 WL 4357916, at \*4 n.5 (D. Ariz. Oct. 2, 2017); *Clardy*,  
16 2017 WL 57310, at \*3; *Young v. Bank of America, N.A.*, No. 12-5514, 2013 WL  
17 2952758, at \*1 (N.D. Cal. Mar. 7, 2013); *Meints*, 2010 WL 625338, at \*3.

18 The classes here are more than just “similar”—the putative ATDS Class  
19 proposed by Plaintiff here is “entirely subsumed” by the putative class in the  
20 *Hackett* Action. *See De La Cruz*, 2018 WL 3817950, at \*2. Both *Hill* and *Hackett*  
21 seek to represent a putative nationwide class of all people who received a text  
22 message from Quicken Loans on their cellphone, that was sent using an ATDS  
23 without consent, allegedly in violation of the cellphone provision of the TCPA (i.e.,  
24 the “ATDS Class” in the *Hill* Action). *Hackett* FAC ¶ 36; *Hill* Compl. ¶ 26.  
25 Moreover, the proposed class period in *Hackett* (December 2014 through the date of  
26 final approval) is inclusive of and broader than the proposed class period in this  
27 litigation (January 2015 to January 2019).

1 The same conclusion applies with respect to Hill’s STOP Class and the *Hyde*  
2 Action. Both Hill and Hyde seek to represent a putative nationwide class of all  
3 people who received a text message from Quicken Loans on their cellphone, that  
4 was sent using an ATDS without consent, after having previously responded  
5 “STOP” to one or more such text messages, allegedly in violation of the cellphone  
6 provision of the TCPA (i.e., the “STOP Class” in the *Hill* Action). *Hyde* Compl.  
7 ¶ 37; *Hill* Compl. ¶ 27. Moreover, the proposed class period in *Hyde* (January 2015  
8 to January 2019) is the same as the proposed class period in this litigation (January  
9 2015 to January 2019). Again, the classes here are more than just “similar”—the  
10 putative STOP Class proposed by Plaintiff here is “entirely subsumed” by the  
11 putative class in the *Hyde* Action. *See De La Cruz*, 2018 WL 3817950, at \*2.

12 C. ***HACKETT* AND *HILL* INVOLVE SUBSTANTIALLY SIMILAR ISSUES WITH**  
13 **RESPECT TO THE ATDS CLASS, AND *HYDE* AND *HILL* INVOLVE**  
14 **SUBSTANTIALLY SIMILAR ISSUES WITH RESPECT TO THE STOP**  
**CLASS.**

15 As with the parties, the issues in both actions “need not be identical, only  
16 substantially similar.” *Kohn Law Grp., Inc.*, 787 F.3d at 1240. In other words,  
17 “‘substantial overlap’ between the two suits” is sufficient. *Id.* at 1241; *Wenokur*,  
18 2017 WL 4357916, at \*4 n.5. Here, the issues are not merely substantially similar,  
19 they are nearly identical.

20 Both Hill and Hackett bring claims against Quicken Loans for allegedly  
21 sending text messages to the plaintiffs’ cellphones using an ATDS without their  
22 consent. *Hill* Compl. ¶¶ 12–25; *Hackett* FAC ¶¶ 27–35. Each action asserts claims  
23 for violation of the cellphone provision of the TCPA. *Hill* Compl. ¶¶ 43–47;  
24 *Hackett* FAC ¶¶ 44–51. And each action seeks precisely the same relief—statutory  
25 damages of \$500 to \$1,500 for each alleged violation. *Hill* Compl. Prayer for  
26 Relief; *Hackett* FAC Prayer for Relief. Both matters thus have more than sufficient  
27 overlap to satisfy the third factor. *Meints v. Regis Corp.*, 2010 WL 625338, at \*3  
28 (applying first-to-file rule where later-filed action differed by alleging an additional

1 claim and covered an additional two-year period not covered by the first-filed  
2 action).

3 Along those same lines, Hill and Hyde bring claims against Quicken Loans  
4 for allegedly sending text messages to the plaintiffs' cellphones using an ATDS  
5 without their consent after having previously responded "STOP" to one or more  
6 such text messages. *Hill* Compl. ¶ 27; *Hyde* Compl. ¶ 37. Each action asserts  
7 claims for violation of the cellphone provision of the TCPA. *Hill* Compl. ¶¶ 43-47;  
8 *Hyde* Compl. ¶¶ 34, 50-57. And each action seeks precisely the same relief—  
9 statutory damages of \$500 to \$1,500 for each alleged violation. *Hill* Compl. Prayer  
10 for Relief; *Hyde* Compl. Prayer for Relief.

11 The complete overlap in the key issues strongly favors a stay here.

12 **D. A STAY WILL ADVANCE JUDICIAL ECONOMY WITHOUT PREJUDICING**  
13 **PLAINTIFF.**

14 Staying this action pending the outcome of class certification proceedings in  
15 the *Hackett* Action and the *Hyde* Action is reasonable and appropriate because (1)  
16 Plaintiff will not be prejudiced by the stay, (2) Quicken Loans will suffer substantial  
17 hardship in the absence of a stay, and (3) a stay will simplify the issues in this case  
18 and foster judicial efficiencies. *See Upaid Sys., Ltd.*, 2018 WL 5279567, at \*1.

19 First, Hill will not be prejudiced by the granting of a stay. If the *Hackett*  
20 Action or *Hyde* Action results in class certification, "the putative class members in  
21 this suit can obtain adequate relief, and Plaintiff will likewise have the opportunity  
22 to participate . . . ." *See De La Cruz*, 2018 WL 3817950, at \*2. And if the *Hackett*  
23 Action or *Hyde* Action does not proceed to class certification or certification is  
24 denied, the stay will be lifted and Hill will be able to pursue her claims in the  
25 present litigation. The potential for a mere "delay" in the prosecution of those  
26 individual claims is not enough to preclude a stay. *See CMAX, Inc. v. Hall*, 300  
27 F.2d 265, 268–69 (9th Cir. 1962).



1        Second, Quicken Loans will suffer substantial hardship if this action goes  
2 forward. The risk of conflicting judgments or certification decisions is a real one.  
3 *De La Cruz*, 2018 WL 3817950, at \*2; *Clardy*, 2017 WL 57310, at \*3; *see also*  
4 *Wenokur*, 2017 WL 4357916, at \*4. Moreover, Quicken Loans will be required to  
5 expend substantial time, resources, and effort duplicating discovery responses,  
6 document productions, having fact and expert witnesses re-deposed, and re-  
7 litigating the very same issues in each action. “[C]lass actions are frequently  
8 complex affairs which tax judicial resources,” making them “the very cases in which  
9 the principles of avoiding duplicative proceedings and inconsistent holdings are at  
10 their zenith.” *Hilton*, 2013 WL 5487317, at \*7. This case is no exception.

11        Third, a stay of this action pending resolution of class certification in the  
12 *Hackett* Action and *Hyde* Action will simplify the “issues, proof, and questions of  
13 law” and advance the “orderly course of justice” in this litigation. This is the “most  
14 compelling” factor to consider. *Gastelum*, 2018 WL 3364652, at \*3. No matter the  
15 outcome of class certification in *Hackett* or *Hyde*, there will be substantial  
16 efficiencies for all parties and the courts if this action is stayed pending that  
17 determination. As courts in this Circuit have recognized when faced with  
18 overlapping and competing class actions that are both at the pre-certification stage,  
19 as is the case here:

20                If the class[es] in [the *Hackett* or *Hyde* Action are] certified as  
21 narrow, then [Hill] can move forward to represent all other [class  
22 members]. Indeed, all pre-class certification discovery received  
23 by [Hackett and Hyde] could be directly given to [Hill] to save  
24 time and effort in that circumstance. If the class certified in [the  
25 *Hackett* or *Hyde* Action] is wide, then [the *Hill* Action] would  
26 probably be considered duplicative and subject to dismissal. If  
27 class certification is denied for some other reason not having to  
28 do with [Hackett’s or Hyde’s] status, then [Hill] may or may not

1 be able to proceed depending upon the specific circumstance . . .

2 This is a determination that cannot yet be made. A stay in [Hill]

3 pending class certification in [Hackett or Hyde] would appear to

4 be the equitable solution.

5 *Moreno v. Castlerock Farming & Transp.*, No. 12-0556, 2013 WL 1326496, at \*2  
6 (E.D. Cal. Mar. 29, 2013); *Clardy*, 2017 WL 57310, at \*3 (same). The Ninth  
7 Circuit has cautioned that in the face of “increase[ed] calendar congestion in the  
8 federal courts,” it is “imperative to avoid concurrent litigation in more than one  
9 forum whenever consistent with the rights of the parties.” *Church of Scientology of*  
10 *Cal. v. U.S. Dep’t of the Army*, 611 F.2d 738, 750 (9th Cir. 1979), *overruled on*  
11 *other grounds by Animal Legal Def. Fund v. U.S. Food & Drug Admin.*, 836 F.3d  
12 987 (9th Cir. 2016) (internal quotations omitted). In short, the “prospect—however  
13 uncertain—of the parties and Court engaging in costly litigation and expending of  
14 significant judicial resources,” only to have a contradictory ruling concerning class  
15 certification in the *Hackett* Action or the *Hyde* Action, “warrants a stay of this  
16 proceeding.” *Gastelum*, 2018 WL 3364652, at \*3; *Clardy*, 2017 WL 57310, at \*4.

17 **CONCLUSION**

18 For all of the forgoing reasons, Quicken Loans respectfully requests that this  
19 Court grant this Motion to Stay and stay the proceedings, or in the alternative,  
20 dismiss this action.

21  
22 Respectfully submitted,

23 Dated: March 18, 2019

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